

## **BERKHAMSTED TOWN COUNCIL**

Minutes of the Meeting of the

### **TOWN PLANNING COMMITTEE**

held via Remote Meeting Technology

**Monday 26 October 2020 at 7.30 pm**

#### **MEMBERS PRESENT:**

Councillors: G Stevens – Chair  
P White - Vice Chair  
A Armytage  
P de Hoest  
P Fisher  
J Jones (left at 20:17pm)

#### **ALSO PRESENT:**

**Officer:** Mrs J Harley, Deputy Town Clerk (minutes)

**Other:** 4 members of the public

#### **TP 146/20 To receive Apologies for Absence**

Apologies were received from Cllr G Corry.

#### **TP 147/20 To receive Declarations of Interest regarding items on the agenda.**

Cllr G Stevens declared a personal interest in application 20/03019/FHA as the architect was known to him.

Cllr P Fisher declared a personal interest in application 20/02914/FHA as the architect was known to him and application 20/03089/ROC as an objector was known to him.

#### **TP 148/20 Minutes of the Previous Meeting held on 05 October 2020.**

The minutes of the meeting held on 05 October 2020 (previously circulated) were approved as a correct record and as such could be duly signed by the Chair.

#### **TP 149/20 Chair's Communications**

##### **1. Road Traffic Orders**

##### **i. THE HERTFORDSHIRE (TEMPORARY CLOSING OF CROSS OAK ROAD, BERKHAMSTED) ORDER NO.2 2020**

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using that length of Cross Oak Road, Berkhamsted from its junction with

Shootersway north eastwards to its junction with Graemesdyke Road (“the Road”), a distance of approximately 380 metres.

An alternative route will be via Shootersway, A416 Kings Road, Charles Street and Cross Oak Road.

The Order is needed because the replacement of existing gas mains is proposed to be executed on or near the Road.

If the Order is made, it shall come into force on 2 November 2020 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road.

**ii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF SHRUBLANDS ROAD, BERKHAMSTED) ORDER 2020**

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using that length of Shrublands Road, Berkhamsted from its junction with The Hawthorns south eastwards to its junction with Shrublands Avenue (“the Road”), a distance of approximately 297 metres.

An alternative route will be via Shrublands Road, Durrants Road, Durrants Lane, A4251 (High Street/Gossoms End/High Street), Cross Oak Road and Shrublands Road.

The Order is needed because the replacement of existing gas mains is proposed to be executed on or near the Road.

If the Order is made, it shall come into force on 9 November 2020 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road.

**iii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF BRIDGE STREET, BERKHAMSTED) ORDER 2020**

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using that length of Bridge Street, Berkhamsted from a point in line with the southern boundary of No.24 Bridge Street north eastwards for a distance of approximately 39 metres (“the Road”), except for access.

There is no alternative route available for vehicles when the works are being carried out. However vehicular access to properties in this road will be maintained whenever possible throughout the duration of the works.

The Order is needed because utility service works are proposed to be executed on or near the Road.

If the Order is made, it shall come into force on 17 November 2020 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road.

## 2. Tree Preservation Orders

None have been received.

## 3. Licensing

Street Café Licence Application received from Hertfordshire County Council (HCC) for The Crown, 145 High Street to place two tables and four chairs onto the highway.

The application was **noted** and the Committee requested that the location of the chairs and tables be marked on the cobbles outside in order to maintain sufficient distance from the doorway. The Deputy Town Clerk will write to HCC's Licence and Enforcement department with these comments by the deadline date of the 6 November 2020.

**Action: Deputy Town Clerk**

## 4. Lower Kings Road Canal Bridge - Essential Bridge Works

Essential maintenance works will commence on Lower Kings Road Canal Bridge from October 26th 2020 for a period of 5 months as the bridge is in need of significant repair.

Full details and the programme of road closure dates is included within the separate attachment for this agenda item.

HCC will communicate these works to the public with a letter distribution to the immediate area, notification boards erected on the site and through social media posts.

The works were **noted**. There was discussion regarding graffiti on the Ravens Lane Canal bridge which had been reported to the Town Council by the Berkhamsted Citizens Association in August, and subsequently painted over by the Town Warden. There are also ongoing issues with reports of graffiti on the walls near the vehicle/foot Bridge which crosses the canal at the Castle Street / Station Road Interface which is reported to the Canal and River trust regularly for resolution.

## 5. White paper: Planning for the future consultation – draft consultation response

The Committee **received** and discussed the content of the draft response to the Changes to the White Paper consultation and thanked the Working Group members for their time and effort in preparing it. The draft response was **agreed**, subject to minor changes to the text. The response will be finalised and submitted to the Ministry of Housing, Communities and Local Government by the deadline date of the 29 October 2020.

**Action: Cllr G Stevens/Deputy Town Clerk**

### TP 150/20 Multi Storey Car Park Update

It was noted that the Car Park is operational but that there are some outstanding design issues.

### TP 151/20 Public Participation

To suspend Standing Orders to invite **public participation** on items on the agenda.

**TP 152/20 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.**

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| 20/01839/FHA | <p><b>AMENDED/ADDITIONAL INFORMATION</b><br/>Rear dormer with roof lights on front slope<br/>1 Birtchnell Close (NV)</p> <p><b>Objection</b></p> <p>The Committee could see no difference in the amended plans from those previously submitted in August 2020 and objected to the scale, mass and bulk of the proposed rear dormer and the inappropriateness of a full-width dormer.</p> <p>CS12, Appendix 7</p>   |
| 20/02823/FHA | <p>Proposed side extension and ground floor internal alterations<br/>Ashridge, 9 Springfield Road (JM)</p> <p><b>No Objection</b></p>  |
| 20/02902/FHA | <p>Side extension at rear of property<br/>27 Queens Road (EP)</p> <p><b>No Objection</b></p>   |
| 20/02914/FHA | <p>Loft conversion with rear dormer, conservation rooflights and associated internal alterations<br/>87 Shrublands Avenue (AS)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative from the BCA Townscape Group outlined its objection to the application. The Heritage Statement does not recognise that the house is in the Conservation area and also subject to an AD4D, meaning any alterations to its front elevation would impact the row of terraced houses. Further, front roof lights are uncommon in this area and should not be installed. The Group did not object to the rear dormer.</p> <p>Standing Orders were reinstated.</p> <p><b>Objection</b></p> <p>The Committee noted that the Conservation Officer recommended removal of the front roof lights from the application and agreed that they would not be in keeping with the area.</p> <p>CS12</p> |
| 20/02954/FHA | <p>Creation of rooms in roof space with raised ridge line, Fenestration changes<br/>36 Valley Road (NV)</p> <p>The Committee discussed an objection from an adjacent neighbour on the Dacorum planning portal. Cllr G Stevens proposed that the Committee object to the application on the basis of loss of amenity to the adjacent neighbour. There being no seconder, the motion was lost. Cllr G Stevens proposed that the Committee raise a concern on the basis of potential overlooking onto the</p>   |

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|              | neighbour's property. This was agreed unanimously and it was therefore resolved to raise a <b>concern</b> for this reason.   |
| 20/03019/FHA | <p>Construction of single detached garage<br/>Bourne House, 1A Ashlyns Grove</p> <p><b>No Objection</b></p>  |
| 20/03043/FHA | <p>Demolition of existing single storey element to the rear of the existing property and construction of replacement part single storey part two storey extension.<br/>Cosy Cottage, 25 George Street (NG)</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>Cllr G Stevens lost connectivity at this time (19:58pm) and so Cllr P White took over as Chair for this item.</p> <p>The adjoining neighbour spoke to the Committee about their objection to the application. Their key concerns included: boundary issues, potential loss of light to their kitchen and living room as a result of the rear double storey and pitched roof single storey extensions, loss of privacy in their garden, which is behind the proposed extension, the extensions not being in keeping with the Conservation Area and loss of amenity due to a proposed relocation of their existing right of way.</p> <p>Standing Orders were reinstated.</p> <p>Cllr J Jones left during this item at 20:17pm</p> <p><b>Objection</b></p> <p>The Committee objected to the application as it would result in overshadowing, overlooking and loss of amenity to the adjoining neighbour.</p> <p>CS12, App 3 (i ii, iv)</p> <p>Cllr G Stevens returned to the meeting after this item and resumed as Chair at 20:20pm.</p> |
| 20/03051/FHA | <p>Single storey rear extension, window alterations, new cladding and roofing to rear.<br/>17 Ashlyns Road (NV)</p> <p><b>No Objection</b></p>   |
| 20/03054/FHA | <p>Rear dormer windows, front bay window with amended gable roof to front and alterations to external materials<br/>15 Fieldway (JM)</p> <p><b>Objection</b></p> <p>The proposed scheme is substantial and a potential overdevelopment of the site. The proposal includes additional underground living space: excavation for a new front car standing space would remove a significant part of the</p>  |

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|              | <p>front garden space, therefore altering the setting of the property and the street scene.</p> <p>CS11, CS12</p>  |
| 20/03074/FHA | <p>Part Single, Part Two Storey Rear Extension. Windows to Flank Elevation.<br/>55 Kitsbury Road (NV)</p> <p><b>No Objection</b></p>   |
| 20/03110/FHA | <p>New front porch to replace existing storm porch<br/>17 Sycamore Rise (AS)</p> <p><b>No Objection</b></p>  |
| 20/03118/FHA | <p>Single storey rear extension to replace existing conservatory, dormer to garage roof and alterations to garage into annexe.<br/>2 Bridle Way (BC)</p> <p><b>Concern</b></p> <p>The Committee were concerned that the scale of the proposed box dormer would be out of keeping with the street scene in this prominent location on Bridle Way. It requested that if the Planning Officer is minded to approve the application, then a condition should be applied for the annex to remain as part of the curtilage of the main dwelling.</p> |
| 20/03144/FHA | <p>Single storey rear and front extensions, partial garage conversion, canopy porch, insertion of 4 roof lights and new Juliet balcony door<br/>13 Castle Hill Avenue (NV)</p> <p><b>Concern</b></p> <p>There was concern regarding the proposed Velux window on the front elevation, and it would be preferable if this could instead match the three existing dormers. The Committee also requested that the Planning Officer check that the Juliet balcony does not result in overlooking to the neighbours.</p>                            |
| 20/03163/FHA | <p>Single storey rear kitchen extension and side garage extension<br/>21 Gilpins Ride (NV)</p> <p><b>No Objection</b></p>  |
| 20/03181/FHA | <p>Two storey side and single storey rear extensions and loft conversion<br/>3 St Katherines Way (NV)</p> <p><b>Objection</b></p> <p>The application proposes a significant overdevelopment of the site.</p> <p>CS12</p>   |
| 20/02966/LDP | <p>Single storey rear extension and new front porch canopy.<br/>8 Upper Hall Park (EP)</p>   |

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|              | <b>Noted</b>   |
| 20/03089/ROC | <p>Entreat 59B, Gossoms End<br/>Variation of condition 3 (Opening hours) attached to planning permission 4/00868/14/FUL (Change of use from retail (a1) to fast food outlet (a5), opening hours 11am-11 pm and installation of an external flue pipe). Allowed on appeal ref APP/A 1910A/14/2227697.<br/>Appeal ref: a1910/a/14/2227697 Date of Decision: 23/03/2015</p> <p><b>Objection</b></p> <p>The Committee noted an objection received from a neighbour regarding potential noise and anti-social behaviour if the application were to be approved.</p> <p>The Committee objected to the application as it could lead to undesirable anti-social behaviour. The Town Council want to avoid unnecessary disturbance to neighbours late at night and to keep them safe.</p> |
| 20/02962/TCA | <p>Works to Trees<br/>20 Oakwood (AS)</p> <p><b>No Objection</b></p>   |
| 20/02985/TCA | <p>Works to trees<br/>30 Kitsbury Road (AS)</p> <p><b>No Objection</b></p>   |
| 20/03063/TCA | <p>Works to trees<br/>332 High Street (AS)</p> <p><b>No Objection</b></p>  |
| 20/03079/TCA | <p>Works to trees<br/>80 Cross Oak Road (AS)</p> <p><b>No Objection</b></p>  |
| 20/02915/TPO | <p>Works to Trees<br/>10 Gaveston Drive (AS)</p> <p><b>No Objection</b></p>  |
| 20/02935/TPO | <p>Works to trees<br/>Townsend Gate (AS)</p> <p><b>No Objection</b></p>  |
| 20/02981/TPO | <p>Works to trees<br/>South Lodge, Shootersway Lane (LB)</p> <p><b>No Objection</b></p>  |
| 20/03093/TPO | <p>Works to trees<br/>6 Millfield (LB)</p>   |

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|              | <b>No Objection</b>  |
| 20/03098/TPO | Works to trees.<br>4 Brackenhill (LB)<br><br><b>No Objection</b>   |
| 20/03188/TPO | Works to trees<br>Travis Perkins, Station Road (AS)<br><br>Standing Orders were suspended to enable members of the public to speak.<br><br>A resident commented that this was the second time that this same application had been submitted. The first one had been back in 2019 and had been objected to by the Tree Officer at Dacorum.<br><br>Standing Orders were reinstated.<br><br><b>No Objection</b> |

#### **TP 153/20 Planning Appeals**

Enforcement appeal received relating to the enforcement notice issued to Haresfoot Farm in Chesham Road.

The appeal was **noted**.

#### **TP 154/20 Planning Appeal Decisions**

None had been received.

#### **TP 155/20 Planning decisions**

There was a short discussion regarding the recent decisions schedule that had been circulated with the agenda.

#### **TP 156/20 Close of Meeting**

The meeting closed at 21:11 pm

**Signed**.....

**Date**.....